

**TURNBERYY RIDGE HOMEOWNERS BOARD MEETING**  
**August 14, 2019**

**Members Present**

Steve McDowell, President  
George Vargas, Vice President  
Erik Johnson, Treasurer  
Morene Christman, Secretary  
Bryan Martin, Board Member  
John O'Donnell, Board Member  
Barrington Coleman, Board Member

**Topics discussed:**

1. Annual Meeting  
Will be held August 22 at the Fire Station @ 7 p.m. The Police, Neighborhood Services and City Council Member have been invited.
2. Delinquent Dues
  - a) 1205 Waters Edge: Steve McDowell contacted the mortgage company. The dues will be paid from the Escrow Account for the last 2 years and in the future.
  - b) 1101 Waters Edge Foreclosure: Steve McDowell received a document from the Mortgagor; HOA is named as holding a lien which is not accurate. Steve McDowell will contact his lawyer to ask how to respond. George Vargas will also contact a lawyer for an opinion.
3. Clean-up Day  
September 28, 2019 from 9-12. Reimbursement will be made to the HOA for the event. Bryan Martin will have 3 yard signs made to encourage homeowners to assist on Clean-up Day.
4. Email Complaint  
One homeowner has complained about the smell from the lake for a second time. Steve McDowell will contact EHA to see if they clean ponds of algae. He will also contact her neighbors re: the problem.
5. Treasurer's Report  
Erik Johnson prepared the budget for the HOA annual meeting. The report indicates the HOA is keeping good pace for future lake repairs. Dues will remain the same for 2020.  
26,000: Dues taken in  
\$17,000: Expenses  
\$6,000 will be put into the money market fund  
\$40,000: Money market fund
6. 3811 Crail: downed light pole which has not been repaired or replaced inspite of warning. Steve McDowell will contact the mortgage company The By-laws indicate the owner must keep the light pole operational.